



CROWN

ESTATE AGENTS

Cherry Tree Walk, Knottingley



£550 PCM



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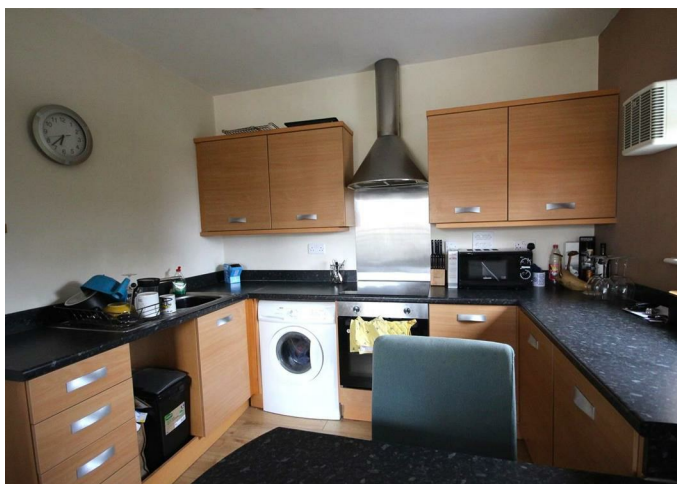


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AVAILABLE NOW! This one bed apartment consists of bedroom, good sized bathroom with shower and spacious, modern style kitchen / open plan living area. The flat benefits from double glazing and Juliet balcony. Communal entrance hall and stairs to all floors and allocated parking spot. The development is located in Knottingley. The apartment is situated close to a range of amenities including local shops, schools, bus routes and motorway links for those wishing to commute further afield.



- Open Plan Accommodation
- One Double Bedroom
- Good Sized Bathroom
- Juliette Balcony
- Close to Local Amenities
- Easily Accessible
- EPC GRADE C

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hallway

3'6" x 6'7" (1.09 x 2.03)

Entrance Hallway with Access to all Areas of Property

Bathroom

6'3" x 6'7" (1.92 x 2.01)

Features a Three Piece Suite Consisting of a Bath with Overhead Shower, WC and Vanity Unit

Kitchen/Living/Dining Area

9'8"x 18'4" (2.97x 5.61)

Open Plan Kitchen/Living/Dining Area with a Fully Fitted Kitchen which an array of wall and base units, integrated cooker & hob, sink and 1/2 drainer .

The open plan room also includes patio doors that open to the front elevation.

Lobby

Entrance to Master bedroom, through a Lobby area which gives Wardrobe or Extra Storage Space . The lobby also includes an Airing cupboard.

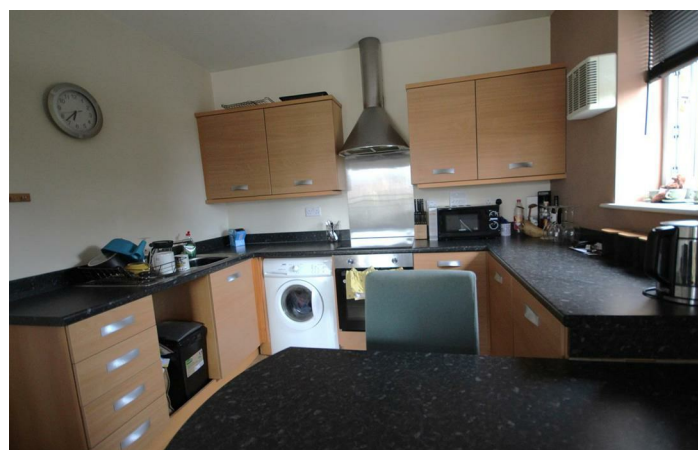
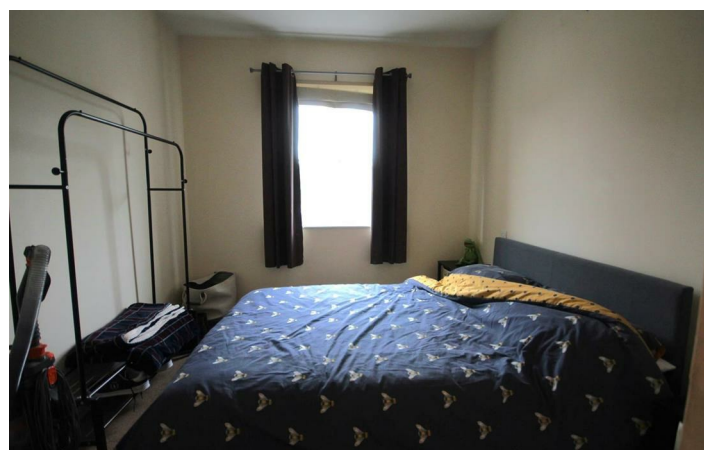
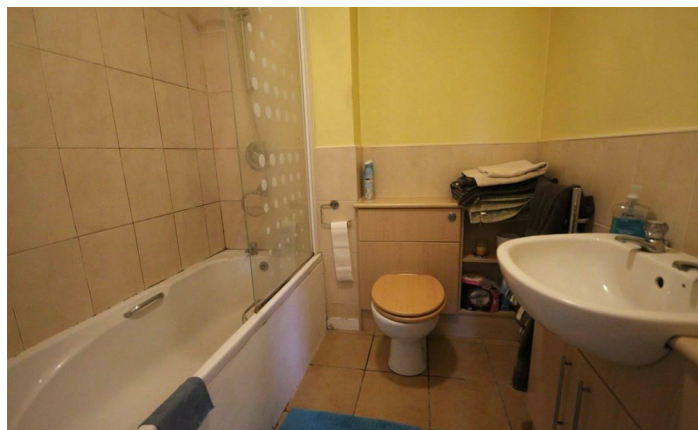
Master Bedroom

8'11" x 8'11" (2.72 x 2.73)

A good sized double bedroom with a window facing the front elevation.

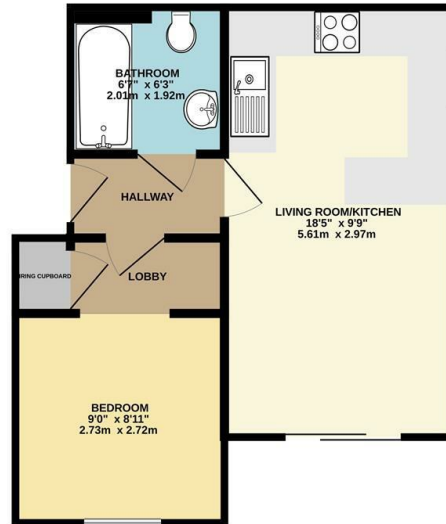
External

Includes an Allocated parking Space.



Floor Plan

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 351 sq.ft. (32.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix C002



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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